

September 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PR0352

William DuVal
(Richmond Sports Experience)

Clover Hill Magisterial District
Oak Lake Boulevard North of Oak Lake Court

REQUEST: Landscape plan approval for the proposed Richmond Sports Experience site as required by Condition 6(a) and Textual Statement Condition 2 of zoning Case 87S016.

RECOMMENDATION

Staff recommends approval of the landscape plan subject to the following condition:

CONDITION

The entire front yard setback shall be irrigated using an automatic sprinkler system.

GENERAL INFORMATION

Associated Public Hearing Case:

87S016 - William B. and Gene H. DuVal

Developer:

Bill DuVal - DuVal Development

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Design Consultant:

C.E. Duncan and Associates, Inc.

Location:

Located on the north line of Oak Lake Boulevard, approximately 900 feet north of Oak Lake Court. Tax ID 735-692-Part of 9226 (Sheet 10).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

33.2 acres

Adjacent Zoning and Land Use:

North, South, East and West - I-1 with Conditional Use Planned Development; Vacant

BACKGROUND

The condition and the Textual Statement from the zoning case are listed below:

Zoning Case 87S016 Condition 6(a):

“A conceptual landscaping plan shall be submitted to the Planning Commission for approval in conjunction with schematic plan review for each site. The conceptual landscaping plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.”

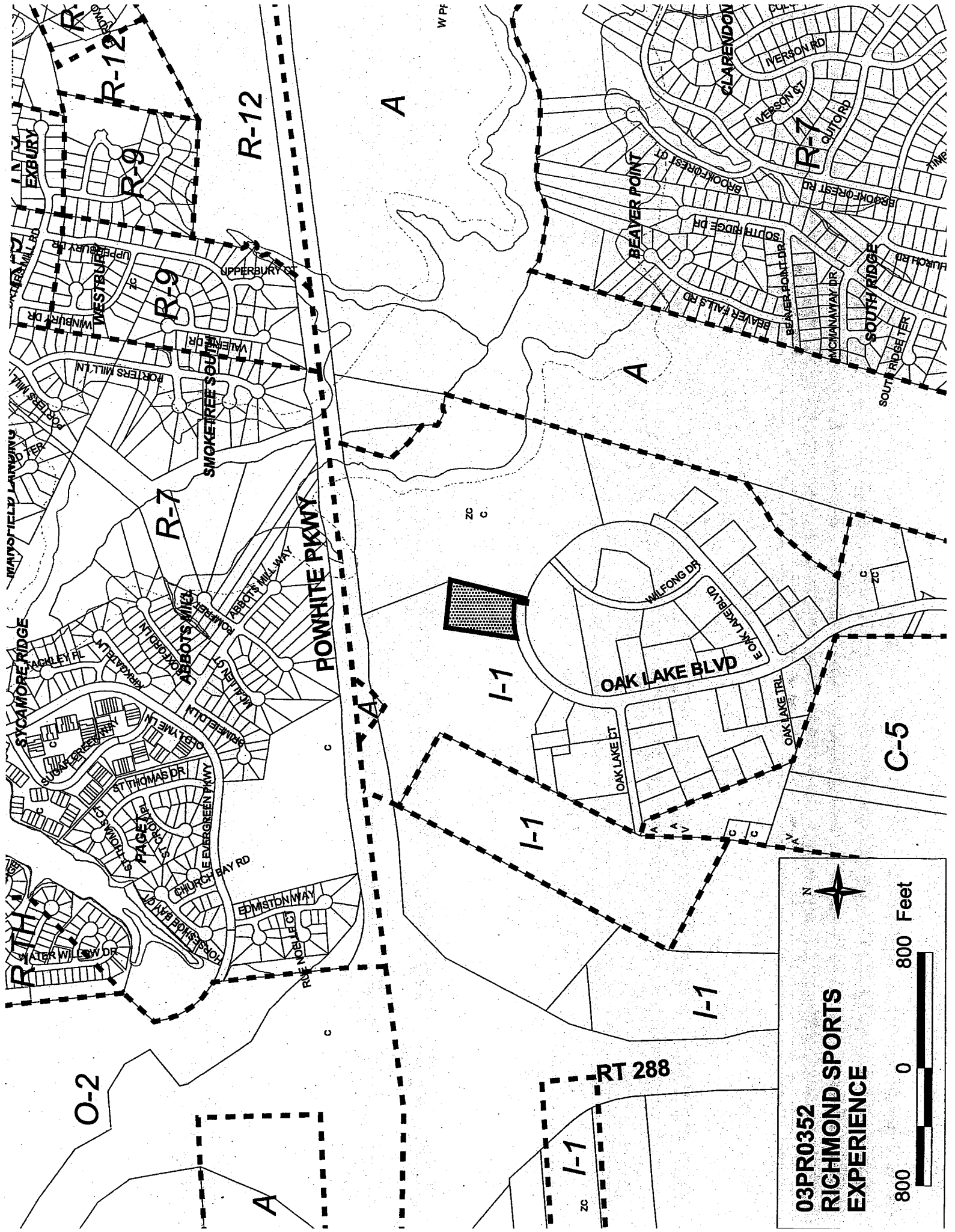
Textual Statement Condition 2:

“Landscape plans: It is the intention of the developer to maintain a woodlands setting. The requirement for a 25 foot wooded setback from all roads reflects this intention. The view from the adjacent and internal roadways should convey an impression of a forest lane. A detailed landscape plan will be required for each building site. The plan will be reviewed by the Developer, as part of the approval of plans process detailed in subsequent section, to insure compatibility with other development within the project and to preserve the woodland nature of the property. A conceptual landscape plan for the project entrance road will be submitted to the County for review as part of the plan review of this project.”

CONCLUSIONS

Through zoning Case 87S016, the Planning Commission and the Board of Supervisors required landscape plans for the property to receive approval from the Planning Commission.

Additionally, the Textual Statement of zoning Case 87S016 required that a twenty-five (25) foot setback measured from the right of way of any public street be maintained in as near a natural state as possible, with no trees greater than six (6) inches in caliper be removed. This front setback was cleared of trees with the construction of Oaklake Boulevard. Since the intent to retain existing trees has not been met, Planning staff is recommending that irrigation be installed in the front yard setback to better promote re-establishment of the woodland setting.



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